

66 Alma Terrace York YO10 4DJ

Design and Access statement

Introduction

66 Alma Terrace York YO10 4DJ is a typical modest sized 2 storey terraced property located in an area of similar sized properties and in a road from Fulford Road to the New Walk by the river Ouse.

Many of the properties in the area have been enlarged with loft conversions at the rear to increase accommodation without disturbing the appearance from Alma terrace.

The new owner requires an extra bedroom and is proposing to convert the loft with a rear dormer similar to the adjacent property at 64. Alma Terrace

The existing bathroom is to the rear of the ground floor kitchen and so the new owner would like a new bathroom adjacent to the loft conversion to serve the upper floors with a side dormer.

Design Considerations

It is proposed to construct the dormer roof to be lower than the existing ridge and to have the sides of the dormer at a greater distance than 100mm from the centre lines of party walls on each side of the property.

The result is that the loft conversion would not be visible from Alma Terrace and the only evidence that the loft has been converted would be the two small Velux rooflights similar to rooflights in adjacent properties.

It is proposed to clad the vertical faces of the rear dormers in reclaimed slate hanging to blend in with adjacent roofs when the extensions are viewed from the rear.

The original front windows had been replaced with windows of different styles and it is proposed to replace all the windows with sliding sash windows in off white to match the styles of adjacent windows.

It is also proposed that the East facing dormer window of the second floor bathroom would be glazed in the most obscure glass (Level 5) so as not to have an impact on the only property likely to be affected; Number 64 Alma terrace.

Access

Access to the property at the front and rear remain the same

There are no implications for off-road parking, bicycle storage and refuse and recycling storage which remain as existing.

Conclusion

The proposed extensions are designed to give accommodation for a growing family with an extra upper floor bathroom to meet their modern needs.

At the same time the owners are installing extra insulation to reduce energy use and propose to replace all windows with sealed double glazed units in new frames in keeping with the originally designed windows for the property.